

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING AGENDA
THURSDAY, JULY 13, 2023 (6PM)

Via Zoom <https://ucsb.zoom.us/j/95672538616> Meeting ID: 956 7253 8616; Passcode: 71139

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

If you wish to physically attend the meeting, you may come to the Management Office at 3944 State St. #200, SB. Please call the day before the meeting to let us know that you're coming. Thank you.

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE – Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

3. APPROVAL OF PRIOR MEETING MINUTES (6/8/23 & 6/23/23)

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

Operating Expenses are about 14.5+% below budget thru end of last month on cash basis

Res. Expenditures for last month: Stabilizing foundation; Tree work; Landscape improvement by 7610

Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Landscape recommendations & proposals; Lighting review:

Committees: Gym; Sunshine-solar; Website updating; Social; Gov Docs; Vendor evaluation

Caretaker report:

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. #259 cig smoke odor seepage; duct rerouted; new bath fan installed;
- b. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- c. Updating the gov docs; 2nd draft of bylaws & CC&Rs received back from attys; pipes & utility doors
- d. 7632 foundation support work re : #247, 248 sloping floor; stabilized; Bid to releve?
- e. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- f. Consolidated Overhead upgrades to gates, gym & pool access control
- g. Pool facilities & sauna; other related issues; monitoring; trespassers; handicap seating
- h. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- i. EV charging station
- j. Pool alarm monitoring – ADT & Bay
- k. Inspection of elevated walkways & balconies – by Focused Group
- l. Seal coat asphalt by Ramsey – to be done in 4 phases
- m. Handicap space & motorcycle space by 7628
- n. Job – scribe; Payroll Service – Select Staffing; Approval of weekly time cards
- o. Utility closets at 7628 #117
- p. Trees & Union Pacific Railroad

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. Gas lines replaced at Bldg 7640
- b. Bees at 7626
- c. Fire safety / Air table / HOA debit or credit card
- d. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member) hiring; levying fine; noise issue

- Late payers through end of last month (balances of \$500 or more): Landscaping contract
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 8/10/23 @ 6PM via Zoom)

egagenda.doc 7/8/23

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